

West Bountiful Municipal Code

Chapter 17.28 NEIGHBORHOOD COMMERCIAL DISTRICT, C-N

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17.28.010 Purpose.

The C-N neighborhood commercial district is intended to provide areas in appropriate locations where convenience buying outlets may be established to serve surrounding residential neighborhoods. The regulations of this district are designed to promote a combination of retail and service facilities which in character and scale are necessary to meet day-to-day needs of area residents in a manner which will minimize any hazard or nuisance to adjacent residential areas. (Prior code § 9-10-1)

17.28.020 Permitted uses.

The following uses are permitted in the C-N neighborhood commercial districts:

- A. Appliance and small equipment repair, including shoe repair;
- B. Drug store;
- C. Dry cleaning pickup station;
- D. General merchandise sales (retail and wholesale) less than two thousand (2,000) square feet;
- E. Offices, business or professional;
- F. Personal services;
- G. Public and quasi-public institutions;
- H. Convenience store, less than two thousand (2,000) square feet;

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- I. Learning studios such as karate, dance, gymnastics;
- J. Real estate and/or insurance offices;
- K. Computers: software and hardware, sales and service;
- L. Office machine: sales and service;
- M. Ceramic business; and
- N. Carpet cleaning. (Prior code § 9-10-2)

17.28.030 Conditional uses.

The following uses are conditional in the C-N neighborhood commercial districts:

- A. Reception center, meeting hall;
- B. Restaurants, cafeterias and fast food eating establishments;
- C. Banking and financial services;
- D. Custom woodworking (as approved by fire marshal)
- E. Sheet metal;
- F. Contractor: general, electrical, mechanical and plumbing, etc.
- G. Printing and publishing;
- H. Silkscreening;
- I. Lawn and yard care;
- J. Residential healthcare facility; and
- K. Business and uses which are similar to those listed in this section and Section 17.28.020 and other small businesses determined suitable for a neighborhood environment by the planning commission. (Ord. 253-98 (part); prior code § 9-10-3)

17.28.040 Area and frontage regulations.

There shall be no area or frontage requirement for an individual lot in a C-N district, except that each such lot shall provide at least one hundred (100) feet of frontage on any side abutting an arterial or collector street. No frontage requirement shall apply to sides of lots abutting other streets. (Prior code § 9-10-4)

17.28.050 Yard regulations.

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The following regulations apply in C-N neighborhood commercial district:

A. Front Yard. The minimum front yard setback for all structures shall be thirty (30) feet.

B. Side Yard. The minimum side yard setback for all structures shall be ten (10) feet unless fire coded (six feet if fire code is used), except when the parcel abuts any residential district a side yard of at least thirty (30) feet shall be provided on that side adjacent to the residential zone. The side yard requirement adjacent to a residential district may be modified if justified and approved by the planning commission. On corner lots the side yard which faces the street shall not be less than twenty (20) feet for all structures.

C. Rear Yard. The minimum rear yard setback for all structures shall be twenty (20) feet, except when the parcel abuts a residential district a rear yard of thirty (30) feet shall be provided. The rear yard requirement adjacent to a residential district may be modified if justified and approved by the planning commission. (Prior code § 9-10-5)

17.28.060 Height regulations.

No structure shall be erected to a height greater than thirty-five (35) feet. (Prior code § 9-10-6)

17.28.070 Off-street parking.

A. Off-street access and parking shall be provided and designed as specified in Chapter 17.52.

B. No parking space shall be provided that would allow a vehicle to back out directly into a public street. (Prior code § 9-10-7)

17.28.080 Development standards.

A. Site Plan. A site plan for all phases of the proposed development shall be presented for review and approval, as provided in the land development code.

B. Landscaping. No less than fifteen (15) percent of the total lot area shall be landscaped. A landscaping plan shall be approved by the planning commission as a part of the site plan review. Required side and rear yard areas may be used for driveways or parking; provided, that trees and shrubs of sufficient size and quantity to assure a visual screen from abutting residential properties are installed. All landscaping shall be adequately irrigated and maintained. The planning commission may require a performance bond or cash deposit, in an amount estimated by the planning commission as equivalent to the cost of the required landscaping, to assure installation of required landscaping within six months of approval date. A building permit shall not be granted until receipt of such bond or deposit.

C. Outdoor Storage and Merchandising. Storage and merchandising shall be accomplished entirely within an enclosed structure or as provided by the zoning matrix following this title. (Ord. 269-00 (part); prior code § 9-10-8)